

452 LOS ROBLES AVE

PASADENA, CALIFORNIA

ktgy
12555 WEST JEFFERSON BLVD., SUITE 100
LOS ANGELES, CA 90066
310.394.2623
www.ktgy.com

PREDEVELOPMENT PLAN REVIEW

MARCH 12, 2020
#20190256

Google Earth



PROJECT DESCRIPTION

The project site is located at the intersection of N Los Robles Avenue and E Villa Street, within 0.5 miles of the Pasadena Lake Avenue Train Station and just over 0.5 miles of the Pasadena Memorial Park Train Station. The existing site is a 99 Cent Store retail building with surface parking adjacent to Los Robles and Villa and loading access the length of the Oakland Avenue frontage. The immediate corner consists of a dental office. Both structures will be removed to make way for the proposed development. Proposed is a 4-5 story 227 unit multi-family residential building with commercial and active space along the more commercial and community serving Villa Street frontage. All three frontages, though, will have visual connections and physical access to the building and site, which accommodates up to 10 feet in grade change from the Northwest to Southeast corner through ramping, patios and terraced planters. Parking will be entirely accommodated in a 2 level basement structure.

SITE DATA

4-5 STORY APARTMENTS

SITE	
SITE AREA	113,727 SF
SITE AREA	2.6 ACRES
BASE SITE AREA PRIOR TO DEDICATION	114,378 SF
SITE COVERAGE	55,422 SF (48.5%)
FAR BUILDING AREA	255,946 SF
FAR	2.24
NUMBER OF UNITS	227 UNITS
SITE DENSITY	87 DU/AC
UNITS	
JUNIOR 1 BEDROOM	21 UNITS 9%)
1 BEDROOM	151 UNITS (67%)
2 BEDROOM	55 UNITS (24%)
TOTAL	**227 UNITS**
HEIGHT (4-5 STORY)	67’-0” *

*As measured per zoning code from highest point of building to lowest grade adjacent to any portion of building. Site has approximate 10’ grade difference between northwest corner and southeast corner.

PARKING	
REQUIRED*	364 SPACES
PROVIDED	365 SPACES

*Per Pasadena TOD parking ratios

PROJECT ADDRESS	452 N Los Robles Ave Pasadena, CA 91101
PARCEL ID NUMBERS	5731-021-042 / 5731-021-034
CURRENT ZONING	CL
PROPOSED ZONING	PD

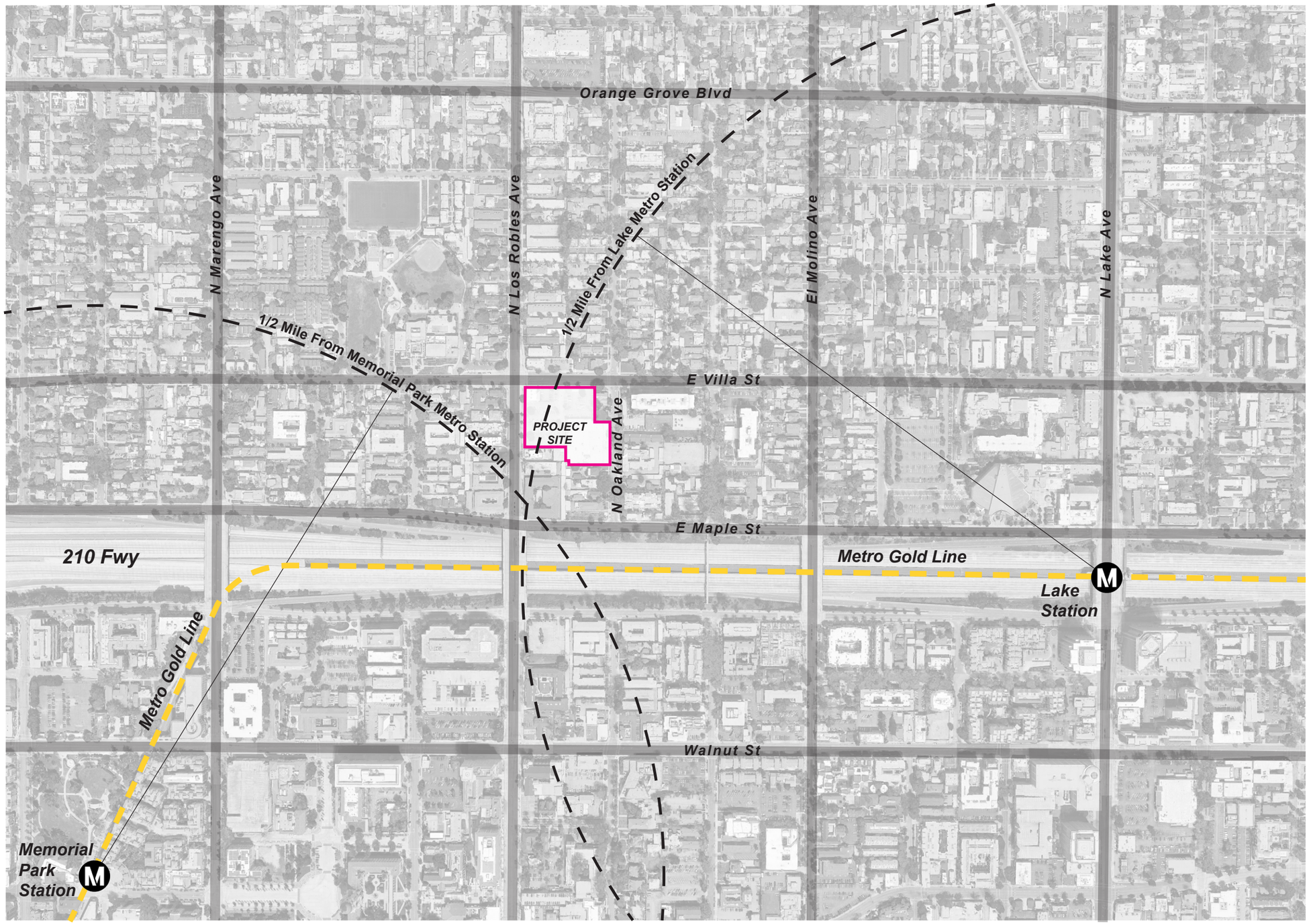
ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

PROJECT DESCRIPTION &
DATA SUMMARY



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

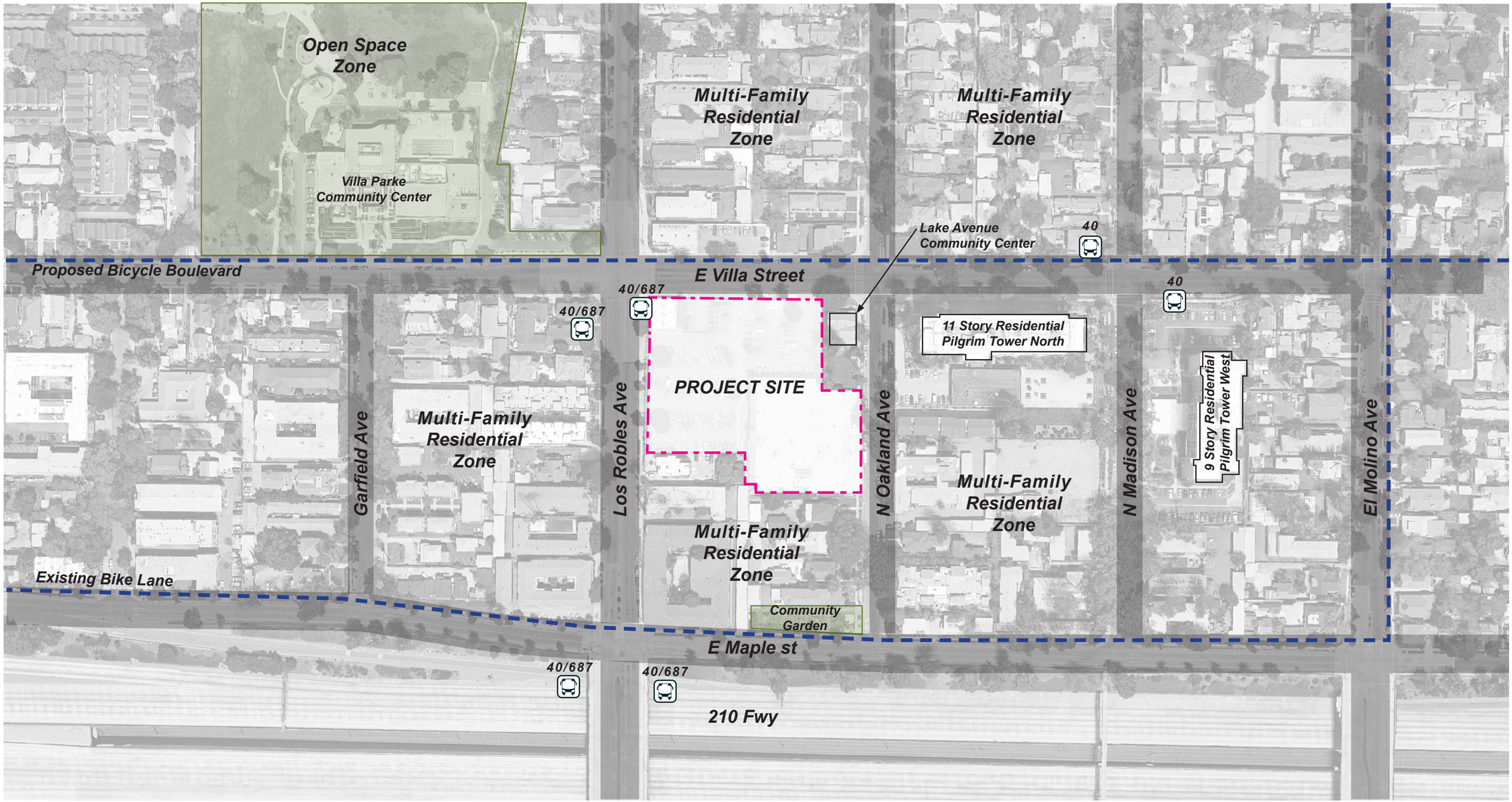
SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

NTS

TRANSIT & VICINITY MAP



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT PLAN REVIEW
MARCH 12, 2020

NTS

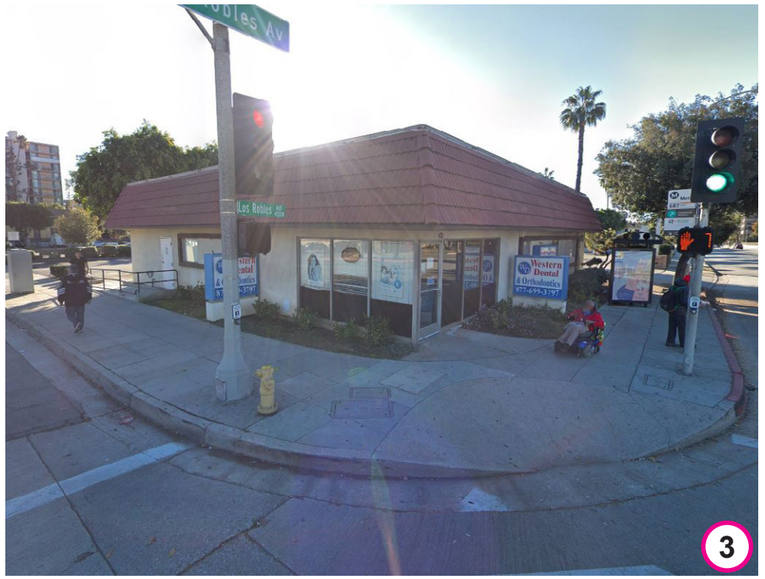
TRANSIT & VICINITY MAP



WEST ELEVATION



NORTH ELEVATION



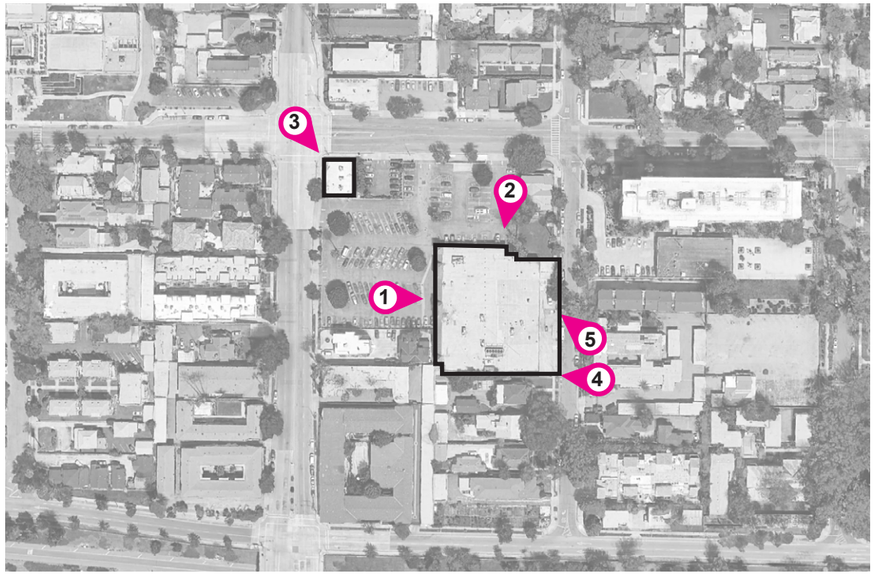
WESTERN DENTAL OFFICE



SOUTH SIDE YARD



EAST LOADING DOCK



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

EXISTING SITE PHOTOS



PILGRIM TOWER - 560 E VILLA ST



PILGRIM TOWER PARKING GARAGE - 560 E VILLA ST



434 N OAKLAND AVE



420 N OAKLAND AVE



OAKLAND GARDENS - 400 N OAKLAND AVE



384 N OAKLAND AVE

ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

SITE CONTEXT PHOTOS



473 N FAIR OAKS AVE



(PROJECT SITE) 99 CENTS ONLY LOADING DOCK - 442 LOS ROBLES AVE



LAKE AVENUE COMMUNITY CENTER - 500 E VILLA ST



399 N OAKLAND AVE



389 N OAKLAND AVE



OAKLAND COMMUNITY GARDEN - 389 N OAKLAND AVE



407 N OAKLAND AVE

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

SITE CONTEXT PHOTOS



LOS ROBLES VILLAGE - 431 N LOS ROBLES AVE



455 N LOS ROBLES AVE



473 N LOS ROBLES AVE



389 N LOS ROBLES AVE



409 & 417 N LOS ROBLES AVE



427 N LOS ROBLES AVE

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

SITE CONTEXT PHOTOS



(PROJECT SITE) WESTERN ORTHODONTICS - 470 LOS ROBLES AVE



(PROJECT SITE) 99 CENTS ONLY - 452 LOS ROBLES AVE



OAKLAND GARDENS - 400 N OAKLAND AVE



384 N OAKLAND AVE



384 N OAKLAND AVE

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

SITE CONTEXT PHOTOS

NORTH SIDE OF VILLA ST



LAUNDERLAND & PARKING LOT - 343 E VILLA ST



483 & 495 E VILLA ST

SOUTH SIDE OF VILLA ST



LAKE AVENUE COMMUNITY CENTER - 500 E VILLA ST



(PROJECT SITE) 99 CENTS ONLY - 452 LOS ROBLES AVE



(PROJECT SITE) WESTERN ORTHODONTICS - 470 LOS ROBLES AVE

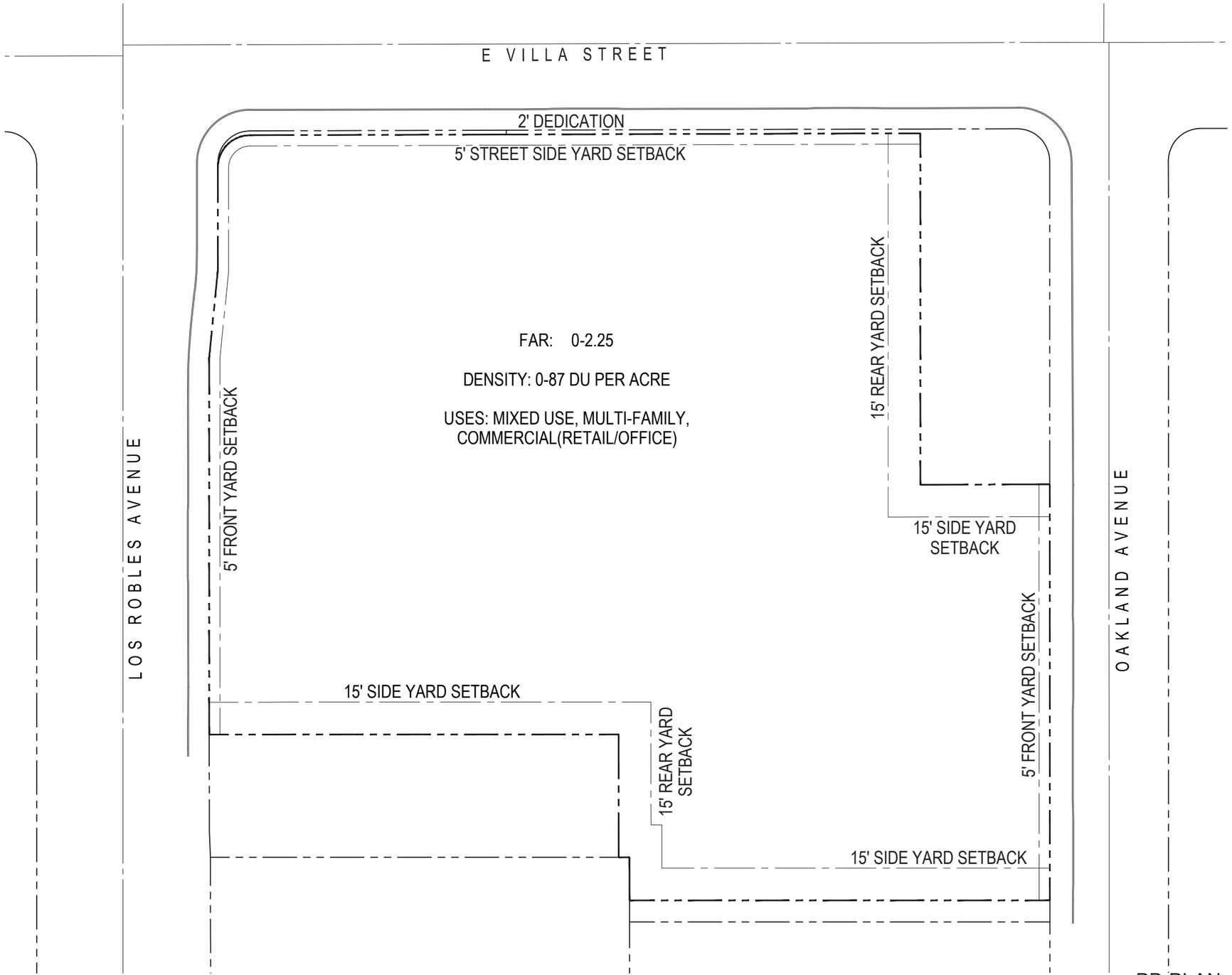
ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

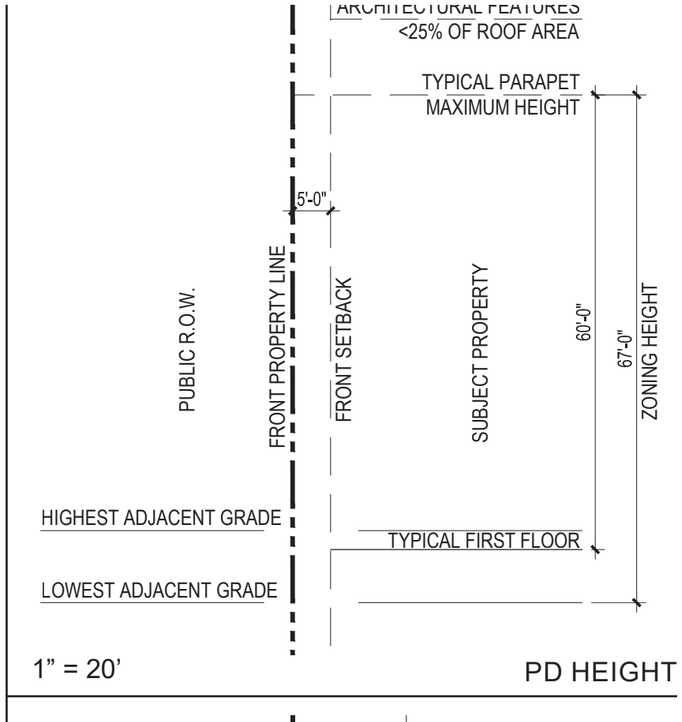
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

SITE CONTEXT PHOTOS

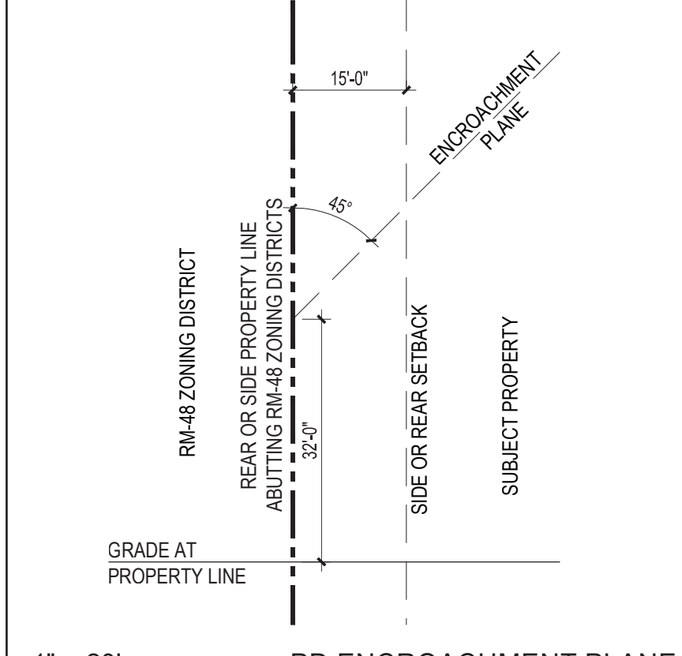


PD PLAN



1" = 20'

PD HEIGHT



1" = 20'

PD ENCROACHMENT PLANE

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

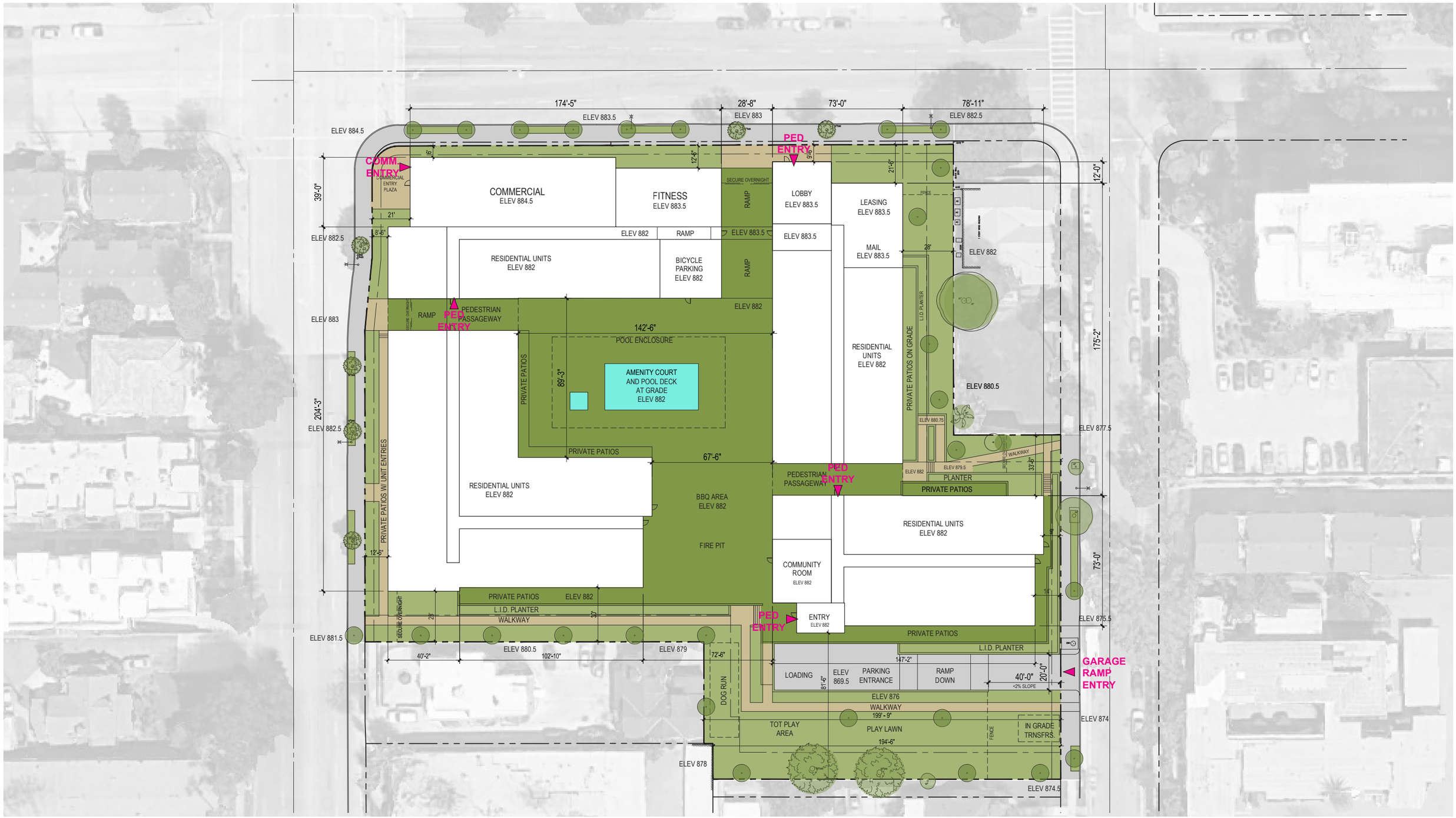
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT PLAN REVIEW
MARCH 12, 2020

0 25 50

PD PLAN

A - 11



ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

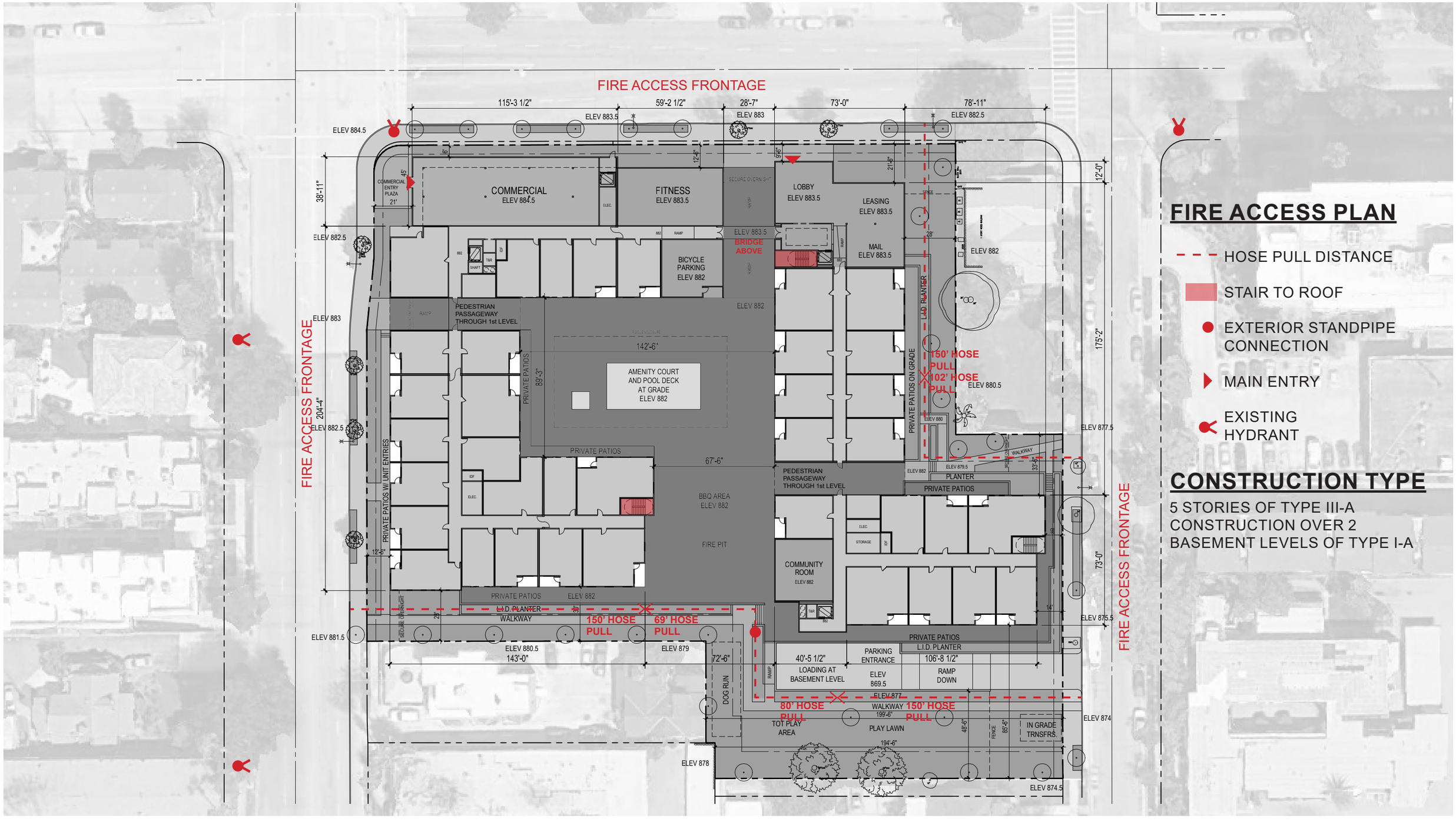
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

SITE PLAN

A - 12



FIRE ACCESS PLAN

- HOSE PULL DISTANCE
- STAIR TO ROOF
- EXTERIOR STANDPIPE CONNECTION
- MAIN ENTRY
- EXISTING HYDRANT

CONSTRUCTION TYPE

5 STORIES OF TYPE III-A CONSTRUCTION OVER 2 BASEMENT LEVELS OF TYPE I-A

ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT PLAN REVIEW
MARCH 12, 2020

0 25 50

FIRE ACCESS PLAN

A - 13

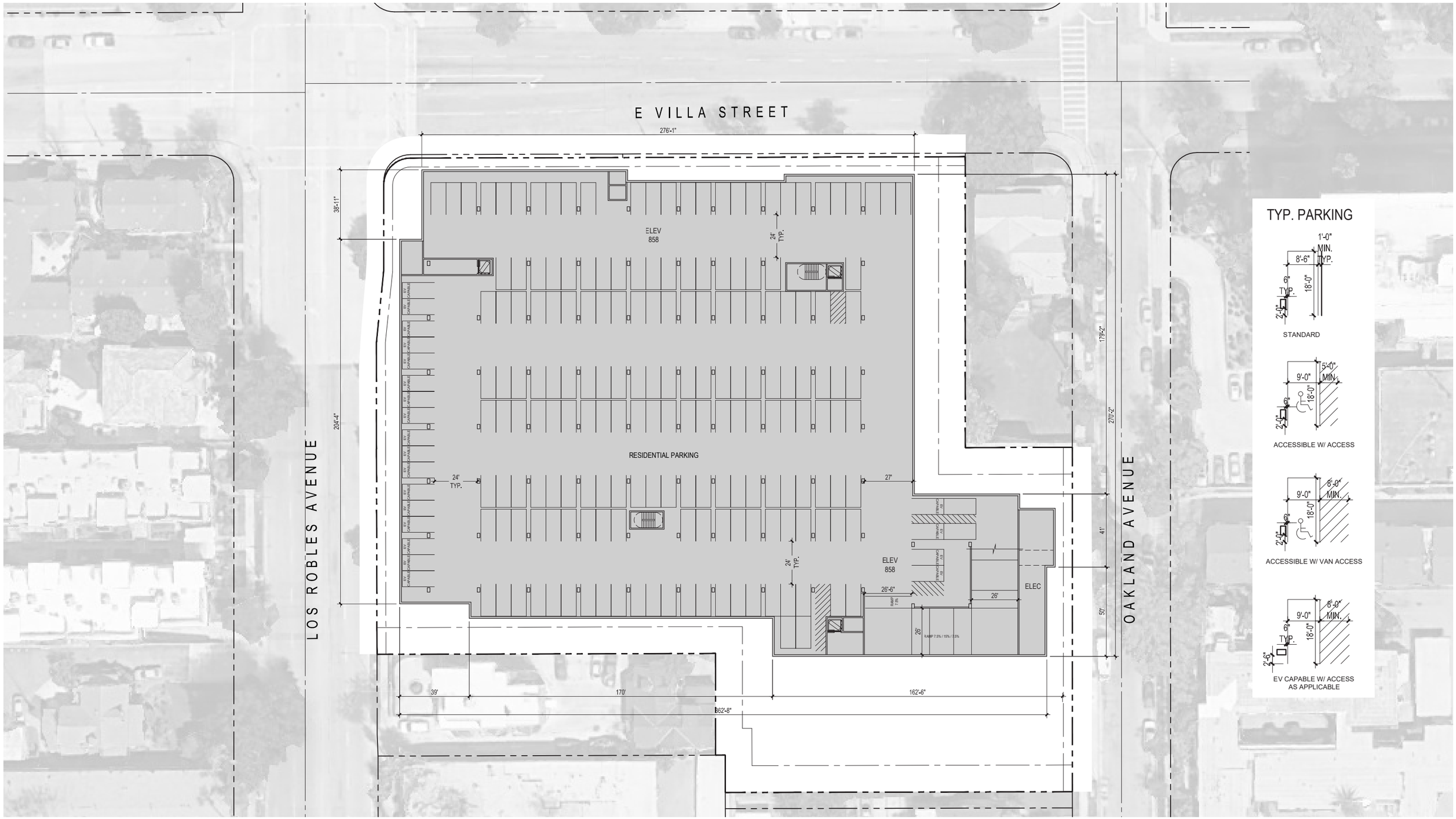
REQUIRED PARKING	RESIDENTIAL PARKING				
JUNIOR ONE BED UNITS	21	9.3%	1.00 PER UNIT	21	21
ONE BEDROOM UNITS	151	66.5%	1.50 PER UNIT	227	264.25
TWO BEDROOM UNITS	55	24.2%	1.50 PER UNIT	83	96.25
	227 UNITS		**SPACES**	**330 RES. MIN.**	**382 RES. MAX.**

REQUIRED PARKING	COMMERCIAL / RESIEDENTIAL GUEST PARKING			
RESIDENTIAL GUEST	227 SF	1 SPACE PER 10 UNITS	**23 MINIMUM**	**23 MAXIMUM**
COMMERCIAL	4,496 SF	3 SPACES PER 1,000 SQFT	**11 MINIMUM**	**13 MAXIMUM**
TOTAL			**34 MINIMUM**	**36 MAXIMUM**

PROVIDED PARKING	RESIDENTIAL PARKING				SPACES PER UNIT	COMMERCIAL / RESIDENTIAL GUEST PARKING			TOTAL
	VEHICLE					VEHICLE			
	STANDARD	TANDEM	EV READY	ADA		STANDARD	EV READY	ADA	
BASEMENT 2	178	4	21	0		0	0	0	203
BASEMENT 1	100	10	14	7		31	2	2	166
TOTAL OF EACH STALL TYPE	**278**	**14**	**35**	**7**		**31**	**2**	**2**	
	334					**35**			
TOTAL PROVIDED	**334 SPACES**				**1.47 SPACES**	**35 SPACES**			**369 SPACES**

*Commercial Parking Provided For Employees Only

REQUIRED PARKING	BICYCLE PARKING			
RESIDENTIAL	227 UNITS	1.00 PER 6 UNITS	**38 REQUIRED**	**100 CLASS 1 PROVIDED**
COMMERCIAL	4,496 SF	4 SPACES UNDER 15,000 SQFT	4 **REQUIRED**	**4 CLASS 2 PROVIDED**
TOTAL			**42 MINIMUM**	**104 MAXIMUM**



TYP. PARKING

STANDARD

ACCESSIBLE W/ ACCESS

ACCESSIBLE W/ VAN ACCESS

EV CAPABLE W/ ACCESS AS APPLICABLE

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

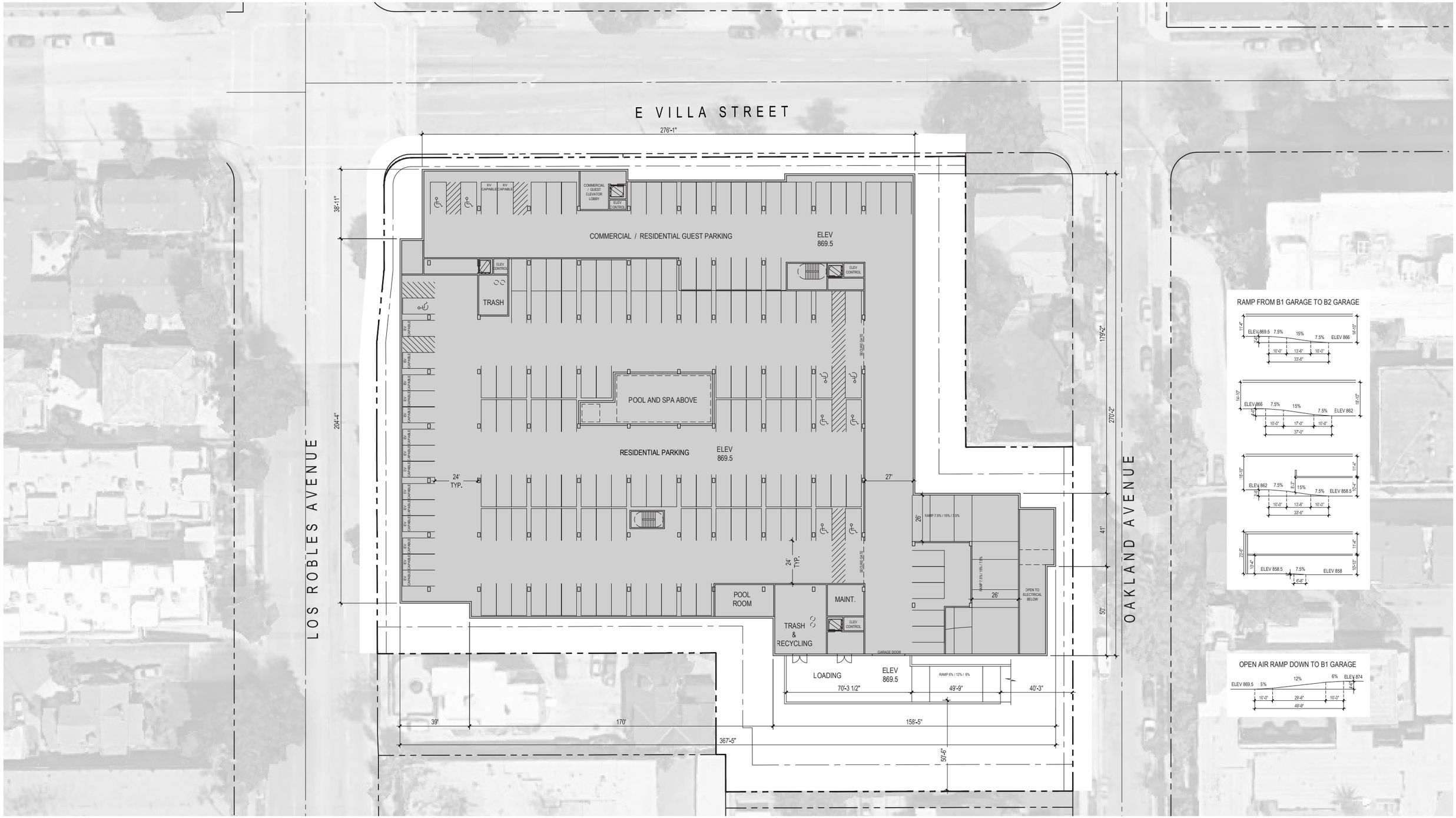
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

BASEMENT 2 PLAN

A - 15



ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

BASEMENT 1 PLAN

A - 16



ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT PLAN REVIEW
MARCH 12, 2020

0 25 50

LEVEL 1 PLAN

A - 17



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES

Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

LEVEL 2 PLAN

A - 18



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

LEVEL 3 & 4 PLAN

A - 19



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

LEVEL 5 PLAN

A - 20



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

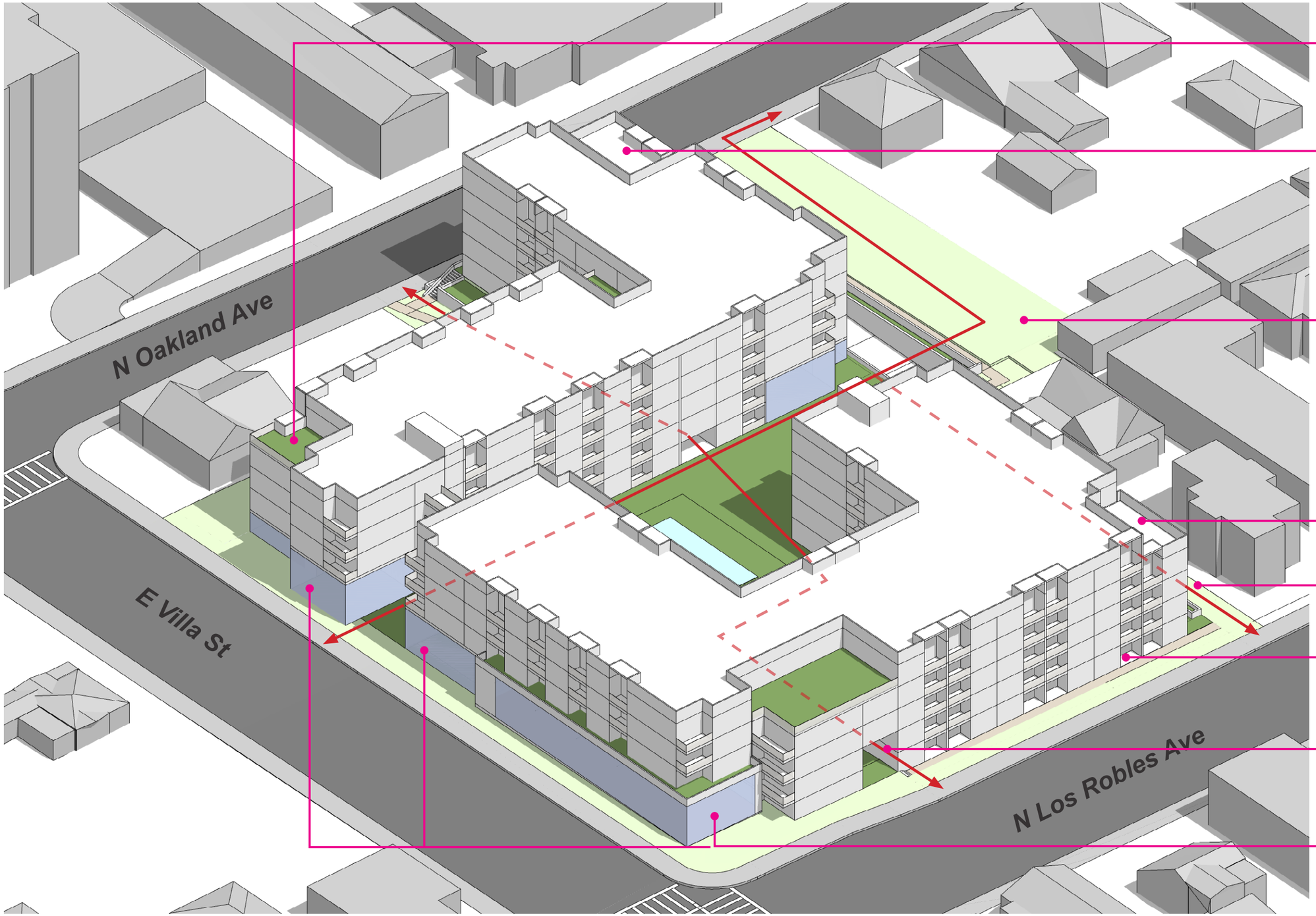
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

0 25 50

ROOF PLAN

A - 21



AMENITY DECKS OPEN TO EXTERIOR BREAK DOWN THE MASSING AND ALLOW OPEN SPACE.

STEP DOWN TO RELATE TO ADJACENT CONTEXT

LARGE OPEN GREEN SPACE SETBACK

STEP DOWN TO RELATE TO ADJACENT CONTEXT

PEDESTRIAN ACCESS INTO & THROUGH THE SITE CONNECTING TO NEIGHBORHOOD

ACTIVATED RESIDENTIAL FRONTAGE WITH UNIT ACCESS

PEDESTRIAN PASSAGEWAY

ACTIVATED COMMERCIAL CORNER, FITNESS CENTER & LOBBY WITH TRANSPARENT GLAZING

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

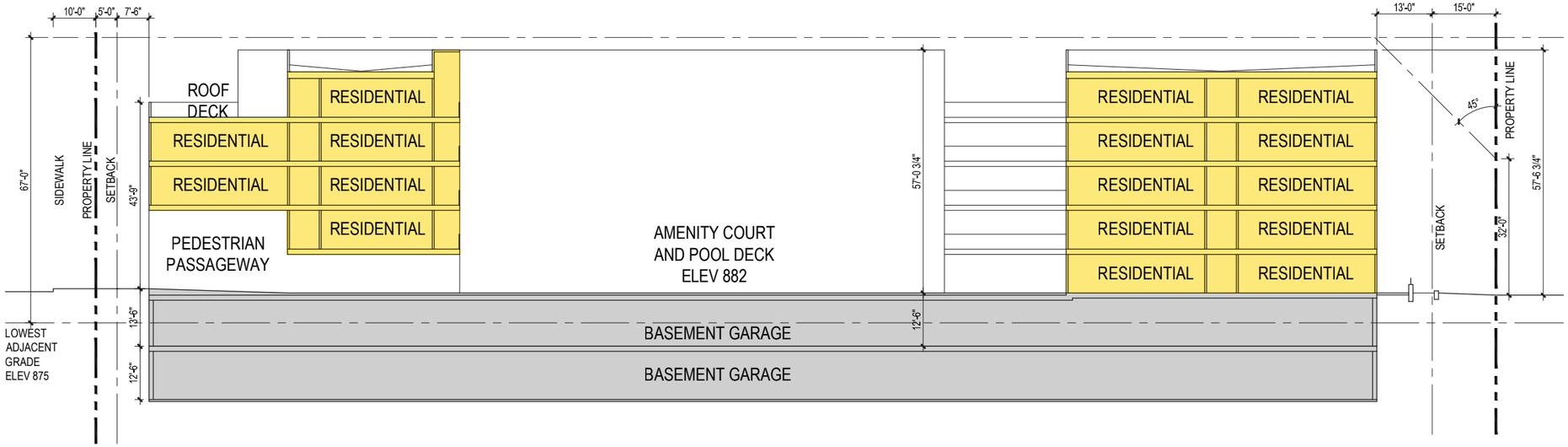
SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

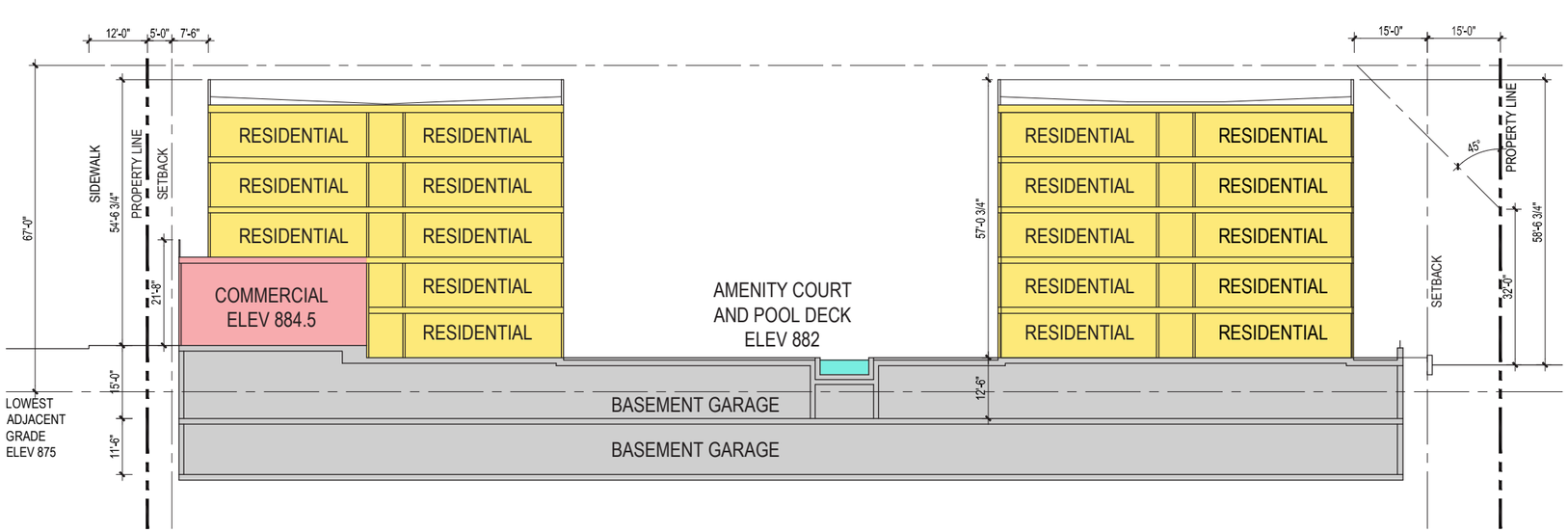
PRE DEVELOPMENT PLAN REVIEW
MARCH 12, 2020

NTS

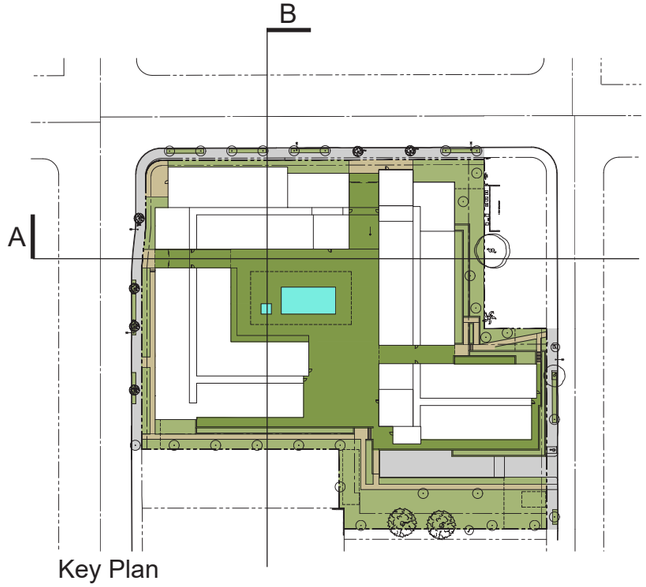
SITE / MASSING APPROACH



SECTION A



SECTION B



Key Plan

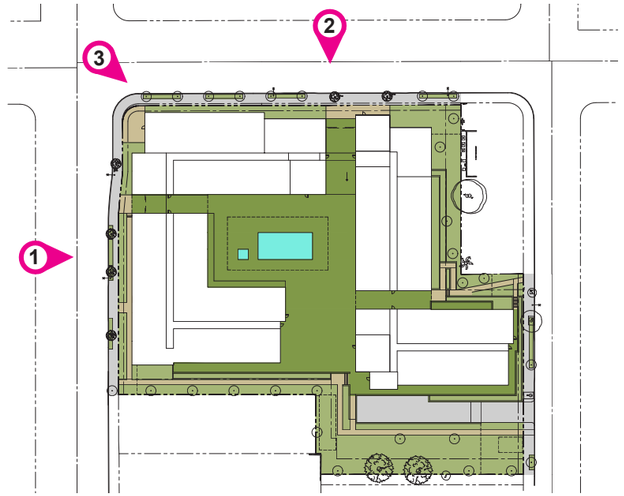
ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT PLAN REVIEW
MARCH 12, 2020

BUILDING SECTIONS

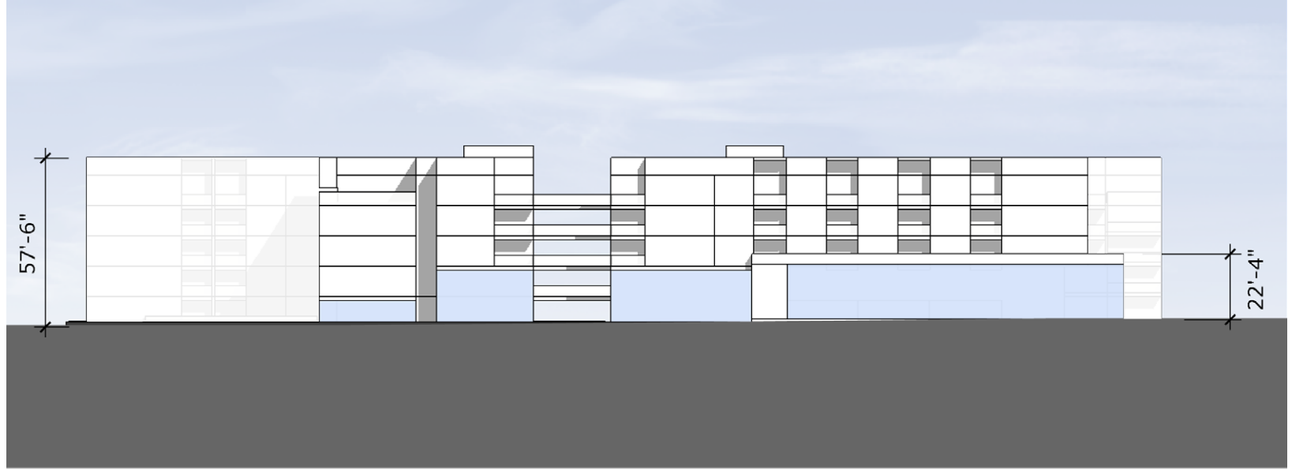


Key Plan



1 West Elevation

3 Perspective



2 North Elevation

ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

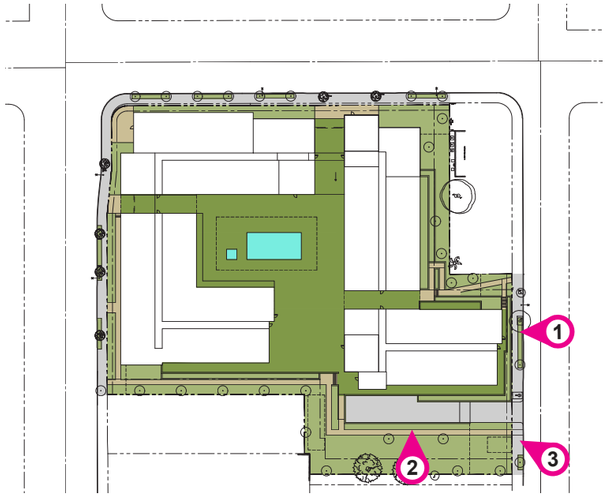
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

1:50

ELEVATIONS

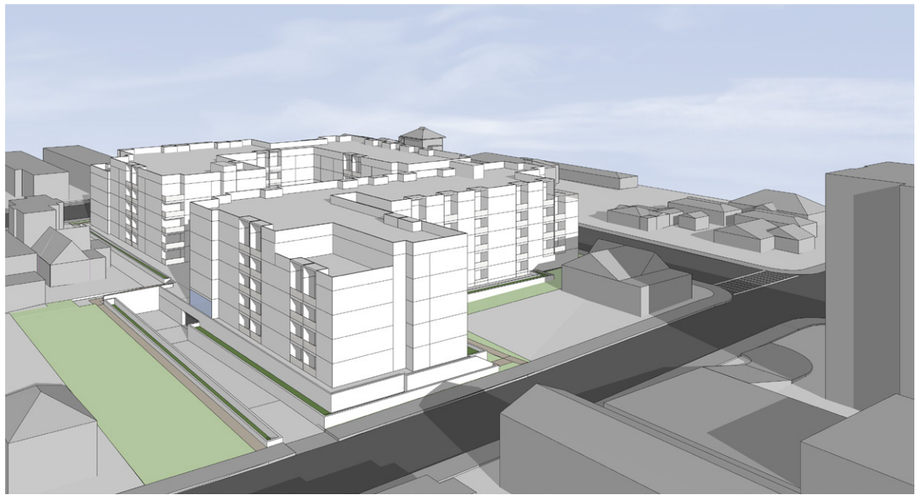
A - 24



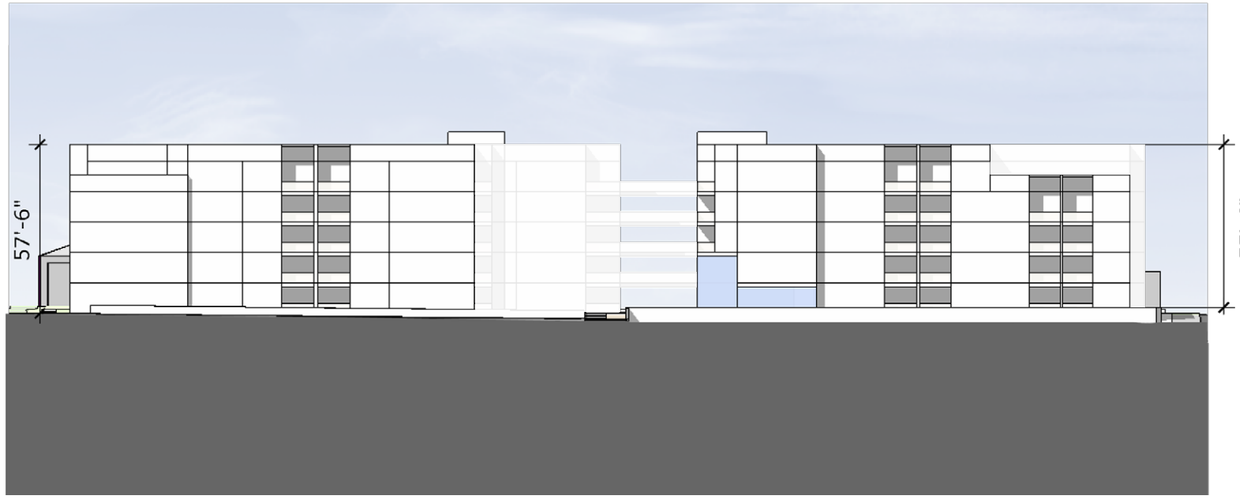
Key Plan



1 East Elevation



3 Perspective



2 South Elevation

ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

1:50

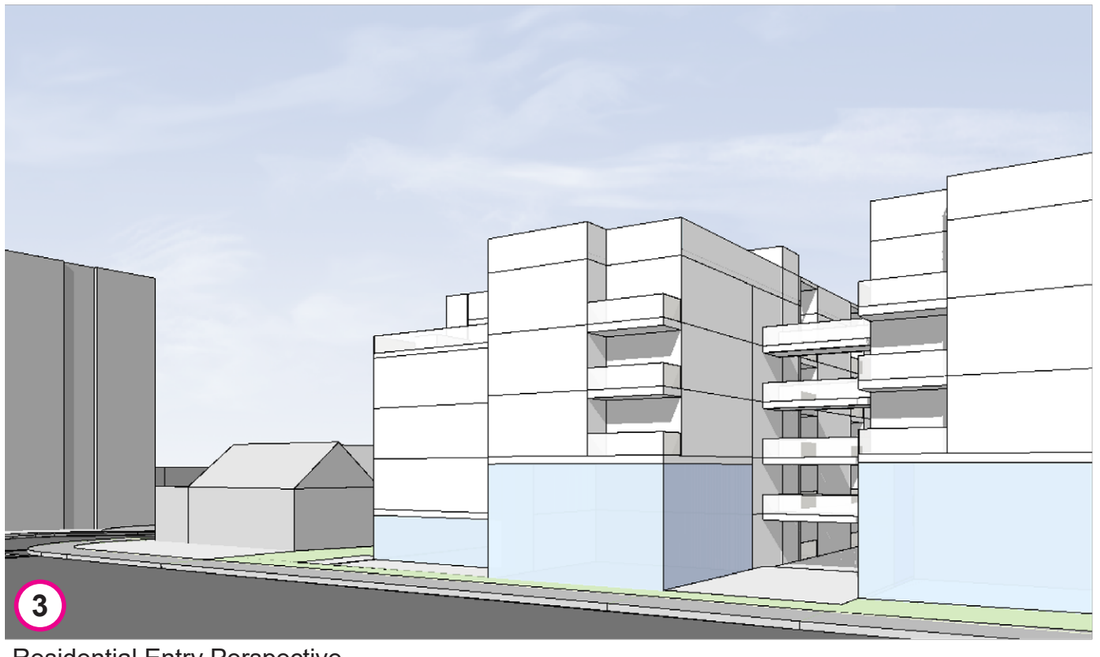
ELEVATIONS



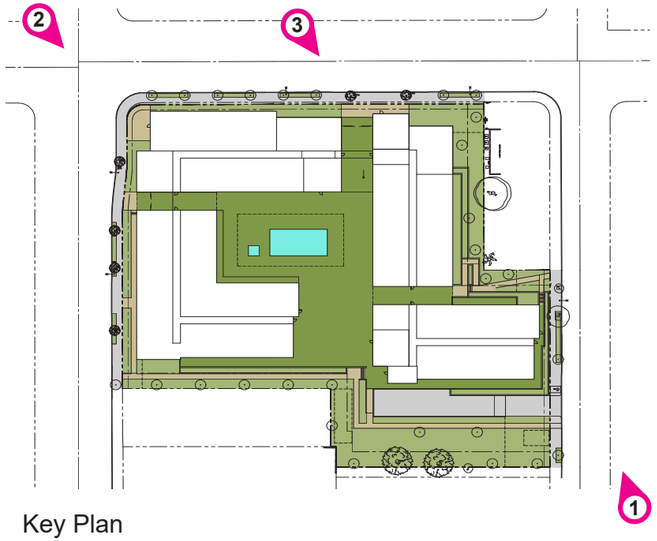
Oakland Ave Perspective



Commercial Corner Perspective



Residential Entry Perspective



Key Plan

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

PERSPECTIVES



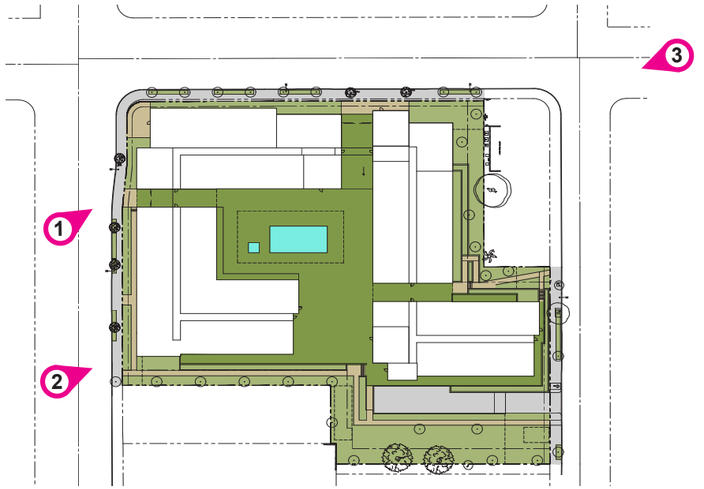
Pedestrian Passageway Perspective



South Pedestrian Paseo Perspective



Villa & Oakland Perspective



Key Plan

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

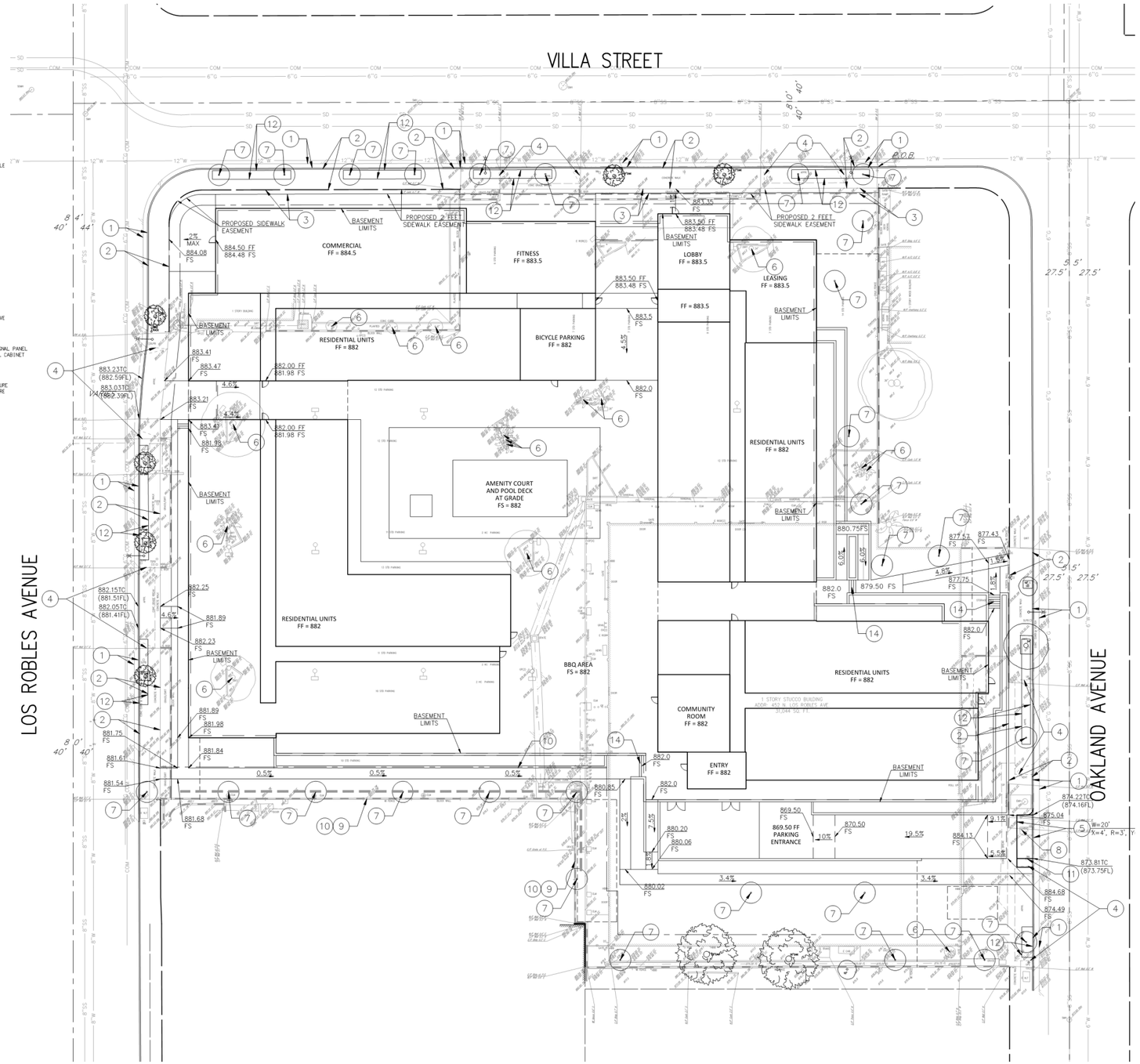
452 LOS ROBLES
Pasadena, CA KTGY# 190772

PRE DEVELOPMENT
PLAN REVIEW
MARCH 12, 2020

PERSPECTIVES

LEGEND

PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1"=20' ON TO 1"=200')
CURB LINE (1"=10', 1"=8', 1"=16')
CENTER LINE
FLOW LINE
LOT LINE / PARCEL LINE
EASEMENT LINE (W=WIDTH)
CONTOUR LINE (APPROXIMATE)
BUILDING FOOT PRINT LINE
OVERHANG LINE
CHAINLINK (CHLK) FENCE LINE
BARBWIRE FENCE LINE
WOODEN (WDN) FENCE LINE
WROUGHT IRON (WI) FENCE LINE
RETAINING (RET) / SCREEN WALL (AS NOTED)
GUARD RAIL
EDGE OF ASPHALT PAVING
ASPH ASPHALT PAVING
CONC CONCRETE PAVING
DI DRAIN INLET
SD/CB CATCH BASIN W/ACCESS HOLE
CMH/EMH/FMH/GMH COMMUNICATION/ELECTRICAL/FIBER OPTIC/GAS MANHOLE
SMH/SDMH/UMH/WMH SEWER/STORMDRAIN/UNKNOWN/WATER MANHOLE
CP/PP/UP COMMUNICATION/POWER/UTILITY POLE
CPC/PPC/UPC COMMUNICATION/POWER/UTILITY POLE AND CONDUIT
S SIGN (ALL KINDS)
GUY ANCHOR
GUY POLE
STREET LIGHT
STREET LIGHT W/ARM
STREET LIGHT W/ARM ON POWER POLE
TRAFFIC SIGNAL W/ARM
TRAFFIC SIGNAL W/STREET LIGHT
TRAFFIC SIGNAL
PED TS PEDESTRIAN TRAFFIC SIGNAL
PEDESTRIAN CROSSING PUSH BUTTON
YARD LIGHT
GARDEN LIGHT
PARKING LIGHT
FIRE HYDRANT
DS DOWNSPOUT
FDC FIRE DEPARTMENT CONNECTION
PIV POST INDICATOR VALVE
DIRECTION OF WATER DRAINAGE FLOW
PM PARKING METER
EM/GM/UM/WM ELECTRICAL/GAS/UNKNOWN/WATER METER
AV/GV/IV/PV/UV/WV AIR/GAS/IRRIGATION/PETROLEUM/UNKNOWN/WATER VALVE
C/E/FO VLT COMMUNICATION/ELECTRICAL/FIBER OPTIC VAULT
G/I/U/W VLT GAS/IRRIGATION/UNKNOWN/WATER VAULT
C/E/G RISR COMMUNICATION/ELECTRICAL/GAS RISER
P/U/W RISR PETROLEUM/UNKNOWN/WATER RISER
C/E/I/TS PNL COMMUNICATION/ELECTRICAL/IRRIGATION/TRAFFIC SIGNAL PANEL
C/E/U/TS CAB COMMUNICATION/ELECTRICAL/UNKNOWN/TRAFFIC SIGNAL CABINET
CPB/EPB/FOPB COMMUNICATION/ELECTRICAL/FIBER OPTIC PULL BOX
SLPB/TSPB/UPB STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
G/I/U BOX GAS/IRRIGATION/UNKNOWN BOX
A/C/E/F STRU AIR/COMMUNICATION/ELECTRICAL/FIRE STRUCTURE
G/I/P/SS STRU GAS/IRRIGATION/PETROLEUM/SANITARY SEWER STRUCTURE
SD/SL/U/W STRU STORM DRAIN/STREET LIGHT/UNKNOWN/WATER STRUCTURE
A/C/E PMRK AIR/COMMUNICATION/ELECTRICAL PAINT MARK
G/P/SS PMRK GAS/IRRIGATION/SANITARY SEWER PAINT MARK
SD/U/W PMRK STORM DRAIN/UNKNOWN/WATER PAINT MARK
COMP/HC/STD COMPACT/HANDYCAP/STANDARD PARKING STALL
EVERGREEN TREE W/TRUNK DIAMETER
PALM TREE W/TRUNK DIAMETER
DECIDUOUS TREE IN WELL W/TRUNK DIAMETER
PL PLANTER
GP GUARD POST
APPR APPROACH
DRWY DRIVEWAY
R/R RAILROAD
BFP BACKFLOW PREVENTER
CO CLEAN OUT
LOCATION OF BUILDING HEIGHT MEASUREMENTS
OVHD OVERHANG
UNDR UNDERGROUND
TRANS TRANSFORMER
ISH IRRIGATION SPRINKLER HEAD
SEC/TRAF CAM SECURITY/TRAFFIC CAMERA
FDC FIRE DEPARTMENT CONNECTION
C/L STREET CENTERLINE/CONTROL LINE
P/L PROPERTY LINE
CLM COLUMN
ECB EMERGENCY CALL BOX
HB HOSE BIB
(123.45) TOPOGRAPHIC SPOT ELEVATION, NO LEADER
BW BACK OF WALK ELEVATION
EC EDGE OF CONCRETE ELEVATION
EG EDGE OF GUTTER ELEVATION
EP EDGE OF PAVEMENT ELEVATION
FL FLOW LINE ELEVATION
INV PIPE INVERT ELEVATION
RIM MANHOLE RIM ELEVATION
TB TOP OF BERM ELEVATION
TC TOP OF CURB ELEVATION
TF TOP OF FOOTING ELEVATION
TG TOP OF GRATE ELEVATION
TW TOP OF WALL ELEVATION



CONSTRCUTION NOTES:

1. REMOVE AND REPLACE EXISTING CURB & GUTTER.
2. REMOVE AND REPLACE EXISTING SIDEWALK.
3. CONSTRUCT 2 FEET SIDEWALK WITHIN SIDEWALK EASEMENT.
4. REMOVE AND REPLACE EXISTING DRIVEWAY WITH NEW CURB & GUTTER AND SIDEWALK.
5. CONSTRUCT DRIVEWAY, W PER PLAN.
6. REMOVE EXISTING TREE.
7. PLANT NEW TREE,
8. RELOCATE EXISTING VENT.
9. REMOVE EXISTING BLOCK WALL.
10. CONSTRUCT NEW RETAINING WALL.
11. REMOVE EXISTING WATER METER.
12. CONSTRUCT PARKWAY.
13. NOT USED.
14. CONSTRUCT CONCRETE STAIRS

20' 10' 0' 20' 40'
GRAPHIC SCALE
SCALE: 1" = 20'

PRELIMINARY EARTHWORK QUANTITIES

CUT	43,000 CY*
FILL	500 CY
EXPORT	42,500 CY**

(* INCLUDES 15% CONTINGENCY)
(**DOES NOT INCLUDE A BULKING FACTOR)
THESE QUANTITIES INCLUDE AN ASSUMED 1.5FT MAT FOUNDATION.

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE EARTHWORK VOLUMES.
THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES.
THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES.

NOTE:

ASSUMED REMOVAL AND REPLACEMENT OF CURB AND GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGE.

STORM WATER DETENTION PIPE MAY REQUIRE SHORING FOR NEIGHBOR PROPERTY

PRELIMINARY GRADING PLAN

ADDRESS: 452 N. LOS ROBLES AVENUE

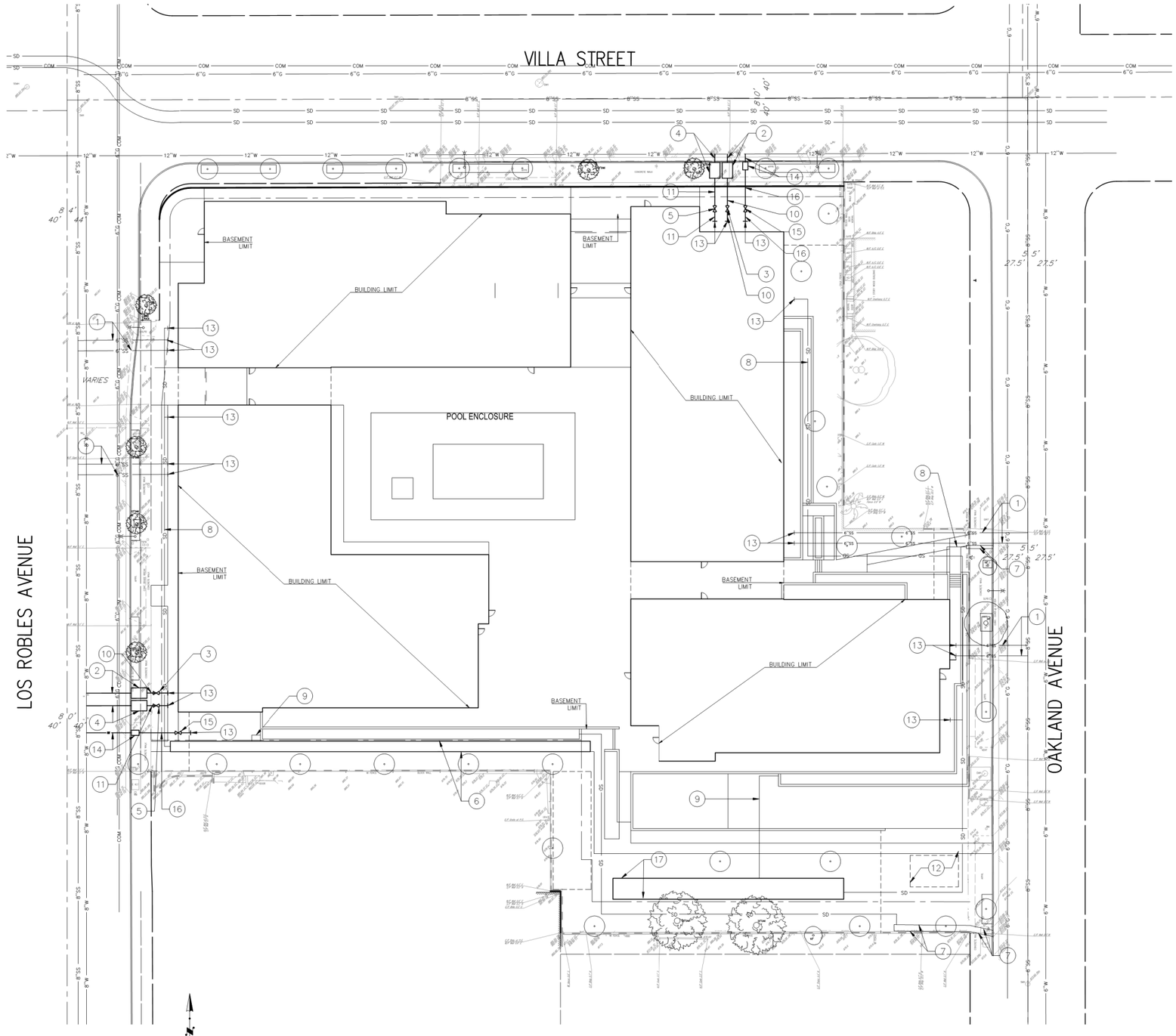
CITY OF PASADENA COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 03/11/2020
SCALE 1"=20'
PROJECT NUMBER 15UM156100

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com
PATRICK HO RCE NO. C072847 DATE

DESIGNED SH
DRAFTED SH
CHECKED IC

SHEET
C1.0
OF 3



CONSTRCUTION NOTES:

1. INSTALL 6" SEWER HOUSE CONNECTION.
2. INSTALL 6" DOMESTIC WATER SERVICE
3. INSTALL 6" DOMESTIC WATER BACKFLOW PREVENTER
4. INSTALL 6" FIRE WATER SERVICE
5. INSTALL 6" FIRE WATER BACKFLOW PREVENTER
6. INSTALL 5' DIAMETER DETENTION TANK WITH SUMP PUMP
7. CONSTRUCT PARKWAY DRAIN.
8. INSTALL STORM DRAIN OVERFLOW PIPE FROM PLANTER TO DISCHARGE TO STREET
9. INSTALL STORM DRAIN FORCE MAIN
10. INSTALL 6" DOMESTIC WATER PIPE
11. INSTALL 6" FIRE WATER PIPE
12. ELECTRICAL TRANSFORMER AT GRADE
13. POINT OF CONNECTION
14. INSTALL 6" IRRIGATION WATER SERVICE
15. INSTALL 6" IRRIGATION WATER BACKFLOW PREVENTER
16. INSTALL 2" IRRIGATION WATER PIPE
17. INSTALL 10' DIAMETER DETENTION TANK WITH SUMP PUMP

PRELIMINARY UTILITY PLAN

ADDRESS: 452 N. LOS ROBLES AVENUE

CITY OF PASADENA COUNTY OF LOS ANGELES STATE OF CALIFORNIA

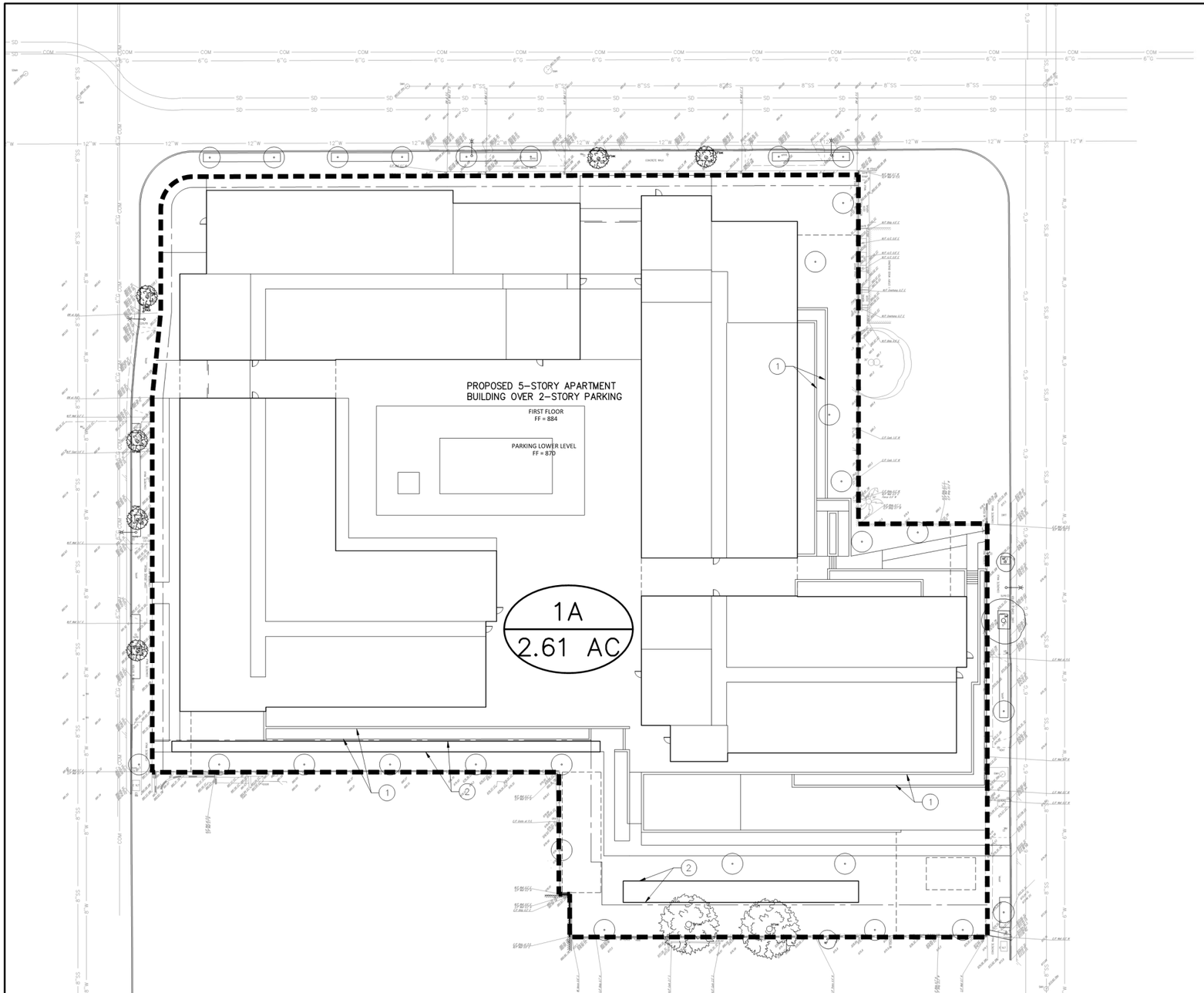
DATE 03/11/2020
SCALE 1"=20'
PROJECT NUMBER 1SUM15010

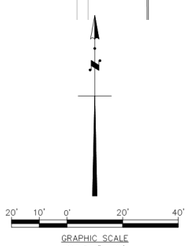
PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-4400 (213) 223-1444 fax
www.ptomas.com
PATRICK HO RCE NO. C072847 DATE

BY APPD DESCRIPTION DATE NO

DESIGNED SH
DRAWN SH
CHECKED IC

SHEET C2.0
OF 3





CALCULATION (SEE HYDROCALC SHEETS):

AREA 1A:

DISTURBED AREA: 2.61 AC
PERCENT IMPERVIOUS: 87%

85TH PERCENTILE STORM – TREATMENT VOLUME: 7,704 CF
BIOFILTRATION TREATMENT VOLUME: 1.5 X 7,704 CF = 11,556 CF.

PROPOSED TREATMENT SYSTEM: BIOFILTRATION THROUGH STORMWATER PLANTER. THE PROPOSED TREATMENT VOLUME WILL BE RETAINED IN THE DETENTION TANK AND SLOWLY PUMPED TO THE STORMWATER PLANTER FOR BIOFILTRATION THAN RELEASED THROUGH A PARKWAY DRAIN TO THE STREET.

CONSTRCUTION NOTES:

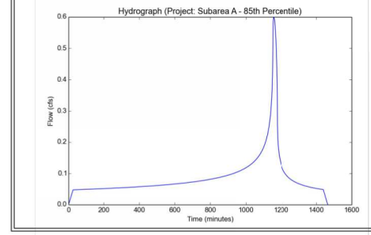
1. CONSTRUCT STORMWATER PLANTER PER DETAIL HEREON.
2. CONSTRUCT DETENTION SYSTEM PER DETAIL HEREON.

Peak Flow Hydrologic Analysis

File location: //pprod.psomas.corp/panzuraprojects/LA_Projects/1SUM150100/ENGR/DOCS/LID/Hydrocalc/85th Percentile/Project - Subarea
Version: HydroCalc 1.0.3

Input Parameters	
Project Name	Project
Subarea ID	Subarea A - 85th Percentile
Area (ac)	2.61
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.03
Percent Impervious	0.87
Soil Type	14
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results	
Modeled (85th percentile storm) Rainfall Depth (in)	1.03
Peak Intensity (in/hr)	0.2884
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.796
Time of Concentration (min)	25.0
Clear Peak Flow Rate (cfs)	0.5992
Burned Peak Flow Rate (cfs)	0.5992
24-Hr Clear Runoff Volume (ac-ft)	0.1769
24-Hr Clear Runoff Volume (cu-ft)	7703.6537



1 HYDROCALC SHEET: AREA 1A

VEG-2: Stormwater Planter

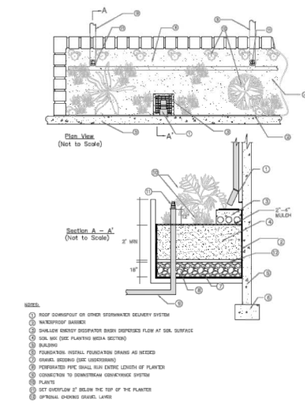
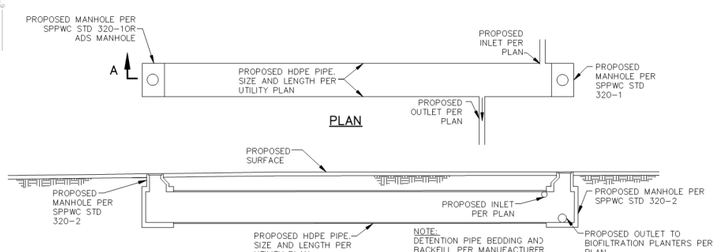


Figure E-9. Stormwater Planter Schematic

2 STORMWATER PLANTER



3 STORMWATER DETENTION SYSTEM
NOT TO SCALE

PRELIMINARY LID PLAN

ADDRESS: 452 N. LOS ROBLES AVENUE
CITY OF PASADENA COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 03/11/2020
SCALE 1" = 20'
PROJECT NUMBER 1SUM150100

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com
PATRICK HO RCE NO. C072847 DATE

BY APP'D DESCRIPTION DATE

DESIGNED SH DRAFTED SH CHECKED IC

SHEET C3.0
OF 3